



Community Development
10000 Centennial Parkway
Sandy, Utah 84070
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Telecommunication Facilities Application

Revised May 2011

General Information

Date application submitted: _____ DRC Meeting
Date Requested: _____
(To be filled out at City Hall)

Applicant's Name: _____
Applicant Business Name

Address of Applicant: _____
Business Mailing Address

Phone # _____ Fax # _____ Email: _____

Address of Site: _____
Address and General Location of Antenna & Equipment Shelter

Name of Property Owner: _____

Address of Property Owner : _____

Phone # _____ Fax # _____ Email: _____

Information Required For a Complete Submittal

1. _____ Zoning Determination - **Conditional Use** or **Permitted Use**?
2. _____ **Completed Conditional Use Permit Requirements Form** (for Conditional Use only)
3. _____ **Telecommunication Facility Justification Study** (see below for the requirements)

Section 15A-11-24(E) of the Sandy City Development Code States:

A Telecommunication Facility Justification Study shall be completed for each Telecommunication Facility. **The Study shall include:**

1. **Rationale.** The rationale for the selection of the proposed Telecommunication Facility in view of the relative merits of any feasible alternative Telecommunication Facilities within the search ring. The Telecommunication Facility Justification Study shall include a description of the Telecommunication Facility, a description of the Telecommunications Facilities proposed to be placed on the location with technical reasons for their design and efforts made to minimize impacts on the surrounding land uses, a listing of other Telecommunication Facilities within the search ring which were evaluated and a statement of reasons why the final location was chosen. Staff may request the search ring and propagation information for the proposed Telecommunication Facilities. The applicant shall justify that the Telecommunications Facilities comply with the Sandy City General Plan, as well as the required setback, height and landscaping requirements of the zoning district in which they are proposed to be located.
2. **Co-location.** The Study shall also examine the potential for co-location at an existing or the proposed Telecommunication Facility. If co-location is not possible at an existing Telecommunication Facility or if the proposed new Telecommunication Facility is not available for co-location, then the applicant shall include a written explanation why co-location is not possible.
3. **Height.** The height of the Antennas and Antenna Support Structures shall be justified through a detailed written analysis that explains in non-technical terms the reasons why service cannot be effectively provided unless at the requested height. If the proposed Telecommunication Facility is a roof mount or wall mount the City may request that the Study verify that the existing or proposed screening will screen from view all Telecommunications Facilities .

4. **Equipment Facilities.** The Study must include a detailed, written explanation and analysis, not limited to fiscal reasons alone, of the potential for the Equipment Facilities to be either (1) located in an existing building or (2) designed using Stealth design technology or other visual screening is utilized that readily conceals the appearance of the equipment facilities.
5. **Visual Analysis.** The applicant shall submit a visual analysis, which may include photosimulation, field mock up or other techniques, which identifies the potential for visual impacts of the proposed Telecommunications Facility. The analysis shall consider views from public areas (streets, parks, etc) and from private residences. The analysis shall assess the cumulative impacts of the proposed Telecommunications Facility and other existing or approved Telecommunications Facilities in the area as provided by City staff, and shall identify all mitigation measures consistent with the technical aspects and requirements of the proposed Telecommunications Facility. All costs associated with this requirement are to be borne by the applicant.
6. **Independent Review.** The City may if it deems necessary, cause each telecommunications facility to be reviewed by a qualified radio frequency engineer. The purpose of the review is to determine if other locations are available to achieve an equivalent signal distribution and not significantly affect the operation of the telecommunications facility. Such a review may be required when an applicant indicates that no other acceptable location exists. The costs shall be borne by the applicant.

4. _____ **Complete drawings** of proposal including the following:
 - a. **Plot Plan** showing all **locations of buildings on site** and the **location of the proposed antenna(s) and equipment shelter**.
 - b. **Elevations** of **buildings, existing monopole** (if applicable), etc. that will support the antenna(s).
 - c. **Elevations** of any proposed **structure for equipment** including **color, material, architecture, etc.**
 - d. **Enhanced photograph or 3D perspective**, to scale, showing the exact location of the proposed antenna(s) and any proposed equipment shelter. *See Section 15-12-02(F)(5) above.*
 - e. **Construction drawings** showing connections, attachments, etc.
 - f. **Photo & scaled drawing**, with dimensions, of each **antenna** proposed.
5. _____ **Letter from the landowner** stating approvals for the antenna & equipment shelter locations, construction and architecture.
6. _____ **Filing Fees:** _____ - for projects that are Permitted Uses.
_____ - for projects that require a Conditional Use Technical Necessity Exception.